

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20/512 Toorak Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$970,000 Property Type Unit Suburb Toorak

Period - From 22/04/2023 to 21/04/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/512 Toorak Rd TOORAK 3142	\$1,800,000	13/11/2023
2	2206/229 Toorak Rd SOUTH YARRA 3141	\$1,760,000	25/11/2023
3	31/546 Toorak Rd TOORAK 3142	\$1,700,000	10/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/04/2024 10:45



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median Unit Price

22/04/2023 - 21/04/2024: \$970,000

Comparable Properties



9/512 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment



2206/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,760,000
Method: Private Sale
Date: 25/11/2023
Property Type: Apartment



31/546 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment